

**GREENWOOD COMMON COUNCIL**

**ORDINANCE NO. 24-34**

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP ADOPTED BY  
REFERENCE IN UNIFIED DEVELOPMENT ORDINANCE NO. 20-29 (PROPOSED  
REZONING OF APPROXIMATELY 0.89 ACRES OF LAND LOCATED AT 1846  
SOUTH U.S. 31**

WHEREAS, the Greenwood Advisory Plan Commission (hereinafter, "Commission") conducted a public hearing on the petition for the rezoning of approximately 0.89 acres of land located at 1846 South U.S. 31 within the corporate boundaries of the City of Greenwood, from the current zoning of RMH – Residential – Mobile Homes Zone to CM – Commercial- Medium Format Zone, to allow for commercial use of the property;

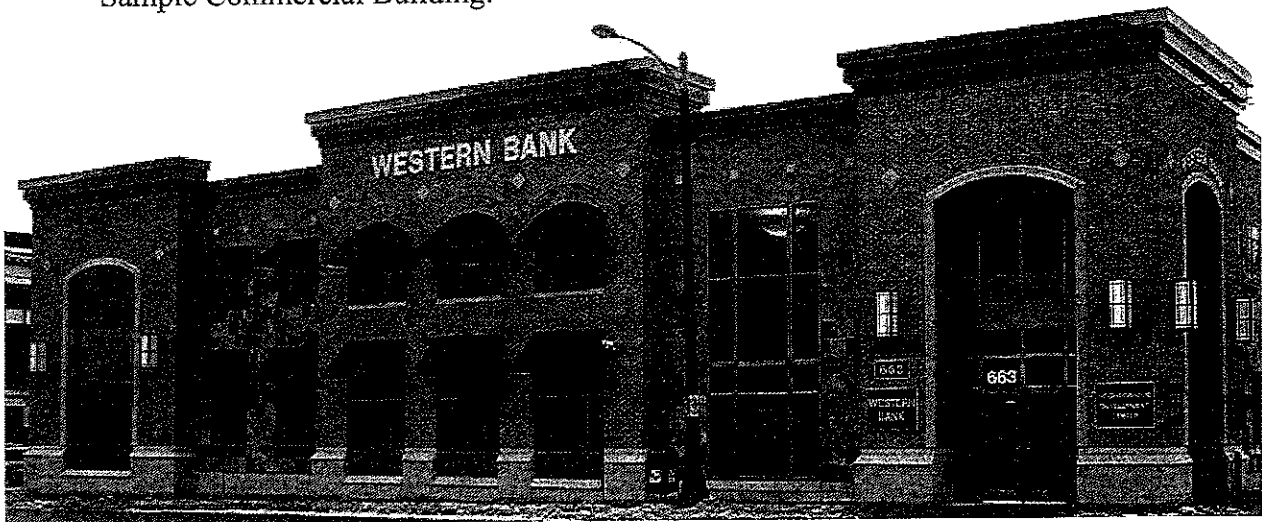
WHEREAS, the Commission requested, and the Owner agreed to, the following commitments regarding the use and development of said real estate:

1. The development shall be in compliance with building design standards outlined in the Unified Development Ordinance, below:

**D. Commercial Building Design Standards**

The following table sets forth required design standards for all new structures containing a commercial use, all new additions to structures containing a commercial use, and alterations to the front elevation of structures containing a commercial use:

Sample Commercial Building:



<b>Commercial and Mixed-Use Building Design Standards</b>	
<b>Feature</b>	<b>Standards</b>
Front Elevation	<ol style="list-style-type: none"><li>1. Front elevations shall be comprised of any one or any combination of the following materials: stone, brick, fiber cement siding, stucco, wood, engineered wood siding, pre-cast concrete, provided that a minimum of 50% of the front elevation shall be clad in mortared masonry.</li><li>2. The front elevation shall comply with the minimum transparency requirements of the district or zone in which it is located.</li><li>3. In any event, pre-cast concrete panels shall not exceed an area more than 50% of the front elevation.</li><li>4. All columns, pilasters, and pillars on the front elevation shall be clad in stone, brick, or stucco.</li><li>5. Metal cladding may be permitted on not more than 20% of the front elevation.</li><li>6. Metal grills and thru-air units are not permitted on the front elevation.</li></ol>
Side Elevations	<ol style="list-style-type: none"><li>1. Side elevations shall be fully clad in the predominant material of the front elevation.</li></ol>

**Commercial and Mixed-Use Building Design Standards**

Feature	Standards
	2. Right-of-way facing elevations shall not contain any loading docks or overhead doors unless such overhead doors are used in connection with an eating establishment.
Rear Elevation	1. Rear elevations shall be clad in the same material as the side elevations. 2. Rear elevations may contain docks and overhead doors.
Corner Elevations	1. Side elevations facing a street, such as those on a building situated on a corner lot, shall include not less than 30% transparency on the portion of the elevation closest to the street corner.
Pre-Cast Concrete	1. Pre-cast concrete exteriors shall not have a plain, smooth surface. 2. The surface of pre-cast concrete walls shall be textured, veneered, stamped, imprinted, or otherwise finished with architectural designs, details, patterns or materials.
Parapet Walls	1. Parapet walls shall be of the same finish materials as the front elevation directly below the parapet wall and both sides of the wall shall be finished. 2. No exposed concrete block shall be permitted on a parapet wall.
Balconies	1. If balconies are included, balconies shall be incorporated into the façade of the structure and shall contain a metal, powder-coated aluminum, or engineered wood railing. 2. Natural wood railings shall not be permitted on a balcony.

2. Any infrastructure improvements will be performed in accordance with the Technical Review Committee;
3. Trails shall be designed and built in accordance with the Greenwood Future Trail Network Map in the Comprehensive Plan;
4. Coordinate the site access point with the Indiana Department of Transportation

WHEREAS, the Commission, after paying reasonable regard to: 1) the Greenwood Comprehensive Plan, 2) the current conditions and the character of the current structures and uses in each district, 3) the most desirable use for which the land in each district is adapted, 4) the conservation of property values throughout the jurisdiction, and 5) responsible development and growth, made a **favorable recommendation (9-0)** regarding said changes in the zone map and certified the same to the Greenwood Common Council;

WHEREAS, the Greenwood Common Council has given notice of its intention to consider this matter;

WHEREAS, the Greenwood Common Council has considered the recommendation of the Commission and paid reasonable regard to items 1 through 5 referred to above.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF GREENWOOD, INDIANA, THAT:

Section 1. The Official Zoning Map referred to in Ordinance No. 20-29, Section 2, is amended to rezone the real estate described and shown below, from RMH- Residential- Mobile Homes Zone to CM – Commercial- Medium Format Zone:

**LEGAL DESCRIPTION**

Part of the East half of the Northeast Quarter of Section 8, and part of the West Half of the Northwest Quarter of Section 9, all in Township 13 North, Range 4 East of the Second Principal Meridian, Johnson County Indiana described as follows:

Commencing at the Southwest corner of the West Half of the Northwest Quarter of the said Section 9; thence North 88 degrees 00 minutes 30 seconds East on and along the South line thereof 344.37 feet to the centerline of the Northbound land of U.S. Highway 31; thence North 14 degrees 28 minutes 55 seconds West on and along the said centerline 1305.45 feet to the POINT OF BEGINNING of this described tract; thence South 75 degrees 31 minutes 05 seconds West 240.01

feet; thence North 06 degrees 32 minutes 34 seconds West 170.57 feet; thence North 75 degrees 31 minutes 05 seconds East 215.45 feet to the said centerline; thence South 14 degrees 28 minutes 55 seconds East on and along the said centerline 168.93 feet to the Point of Beginning, containing 0.866 acres in Section 8 and 0.019 acres in Section 9, and containing in all 0.885 acres, more or less.



Section 2. The real estate shall be developed and used in conformance with the commitments set forth in the second "Whereas clause" above.

Section 3. The Greenwood Plan Commission is hereby authorized to make the above described change to the official zoning map of the City of Greenwood.

Section 4. This Ordinance shall have no effect as to changing any other provision of Ordinance No. 20-29, as amended, other than the Official Zoning Map referred to in Section 2 of said Ordinance.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and publication according to law, and after the above-described commitments are made by the owner and recorded in the chain of title of the above described real estate in the office of the Recorder of Johnson County, Indiana.

**Remainder of this Page intentionally left blank**

Passed by the Common Council of the City of Greenwood, Indiana, this 21<sup>st</sup> day of October, 2024.

  
Michael Campbell, President  
Greenwood Common Council

ATTEST:


I hereby certify that the foregoing within and attached ordinance was duly passed by the Common Council of the City of Greenwood, Indiana, at a meeting thereof held on the 21<sup>st</sup> day of October, 2024, by the following vote:

	AYE:	NAY:
Erin Betron	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Linda S. Gibson	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Ezra Hill	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. David Hopper	<input checked="" type="checkbox"/>	<input type="checkbox"/>
David Lekse	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Teri Manship	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steve Moan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Michael Williams	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 21<sup>st</sup> day of October, 2024, is presented by me this 22<sup>nd</sup> day of October, 2024, at 8:00 o'clock A.m., to the Mayor of the City of Greenwood, Indiana.

  
Jeannine Myers, Clerk

The foregoing within and attached ordinance passed by the Common Council of the City of Greenwood, Indiana, on the 21<sup>st</sup> day of October, 2024, is approved by me this 23<sup>rd</sup> day of October, 2024, at 8:05 o'clock A.m.

  
MARK W. MYERS, Mayor of the City of  
Greenwood, Indiana